

Prime Retail/Commercial Site Route 9, Rio Grande, NJ



- ✓ Route 9 South & Satt Boulevard
- ✓ Regional Trade Area
- ✓ Signalized Intersection
- ✓ Directly across from largest shopping center in Cape May County - Anchored by Lowes, Walmart Supercenter, Bed, Bath & Beyond, Marshalls, Ulta, Michaels, Ross, etc.
- ✓ Flat, cleared site.
- ✓ Up to 5 Acres available
- ✓ Commercially Zoned - Town Center

Aerial Map Route 9, Rio Grande, NJ



- Prime location to serve the New Jersey Shore market including Cape May, Stone Harbor, Avalon, Wildwood & Sea Isle City
- Summer Population: Over 300,000 people
- High-visibility, high-traffic location
- Route 47: 22,000+ cars per day
- Route 9: 15,000+ cars per day

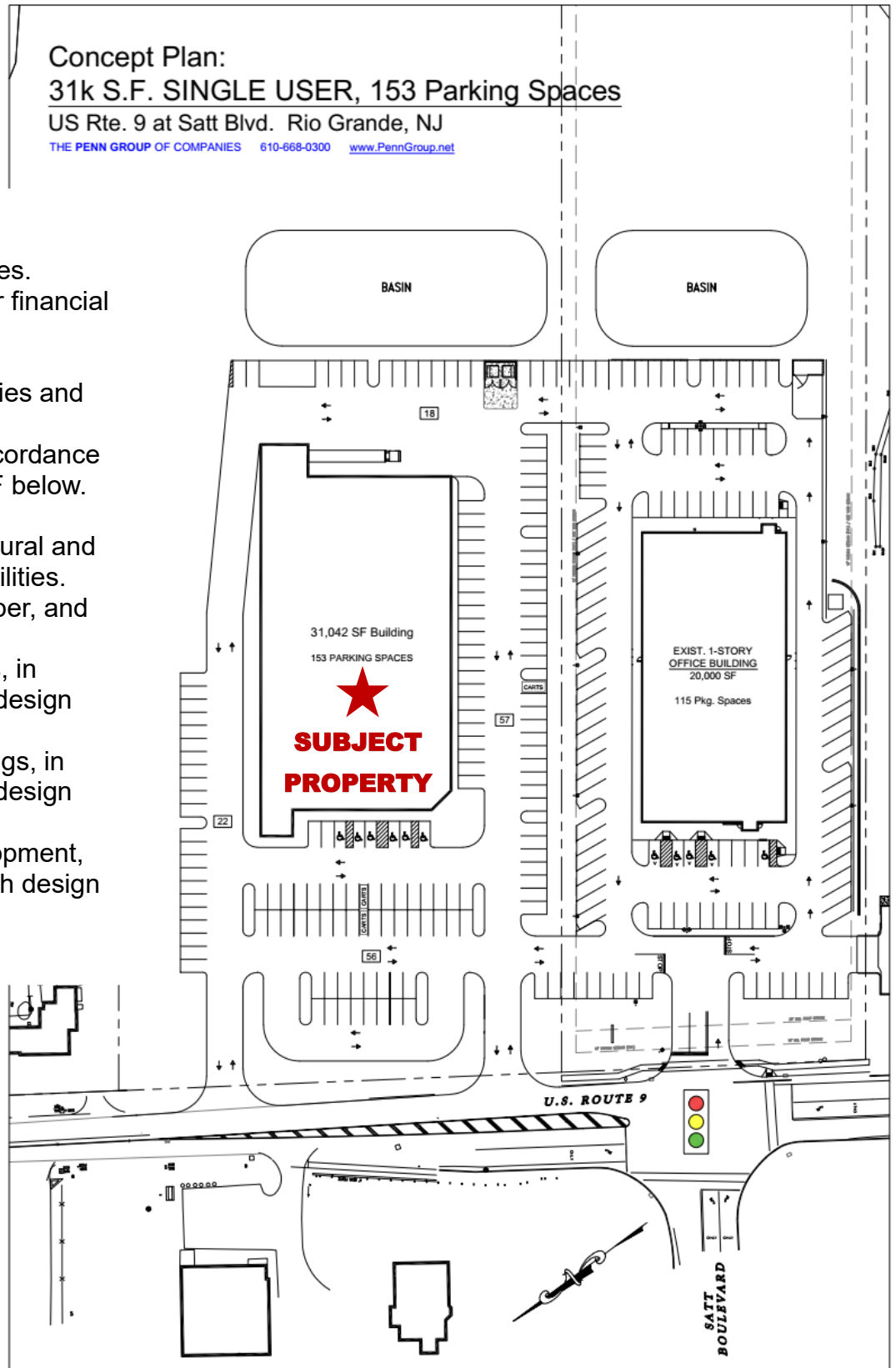


Concept Plan

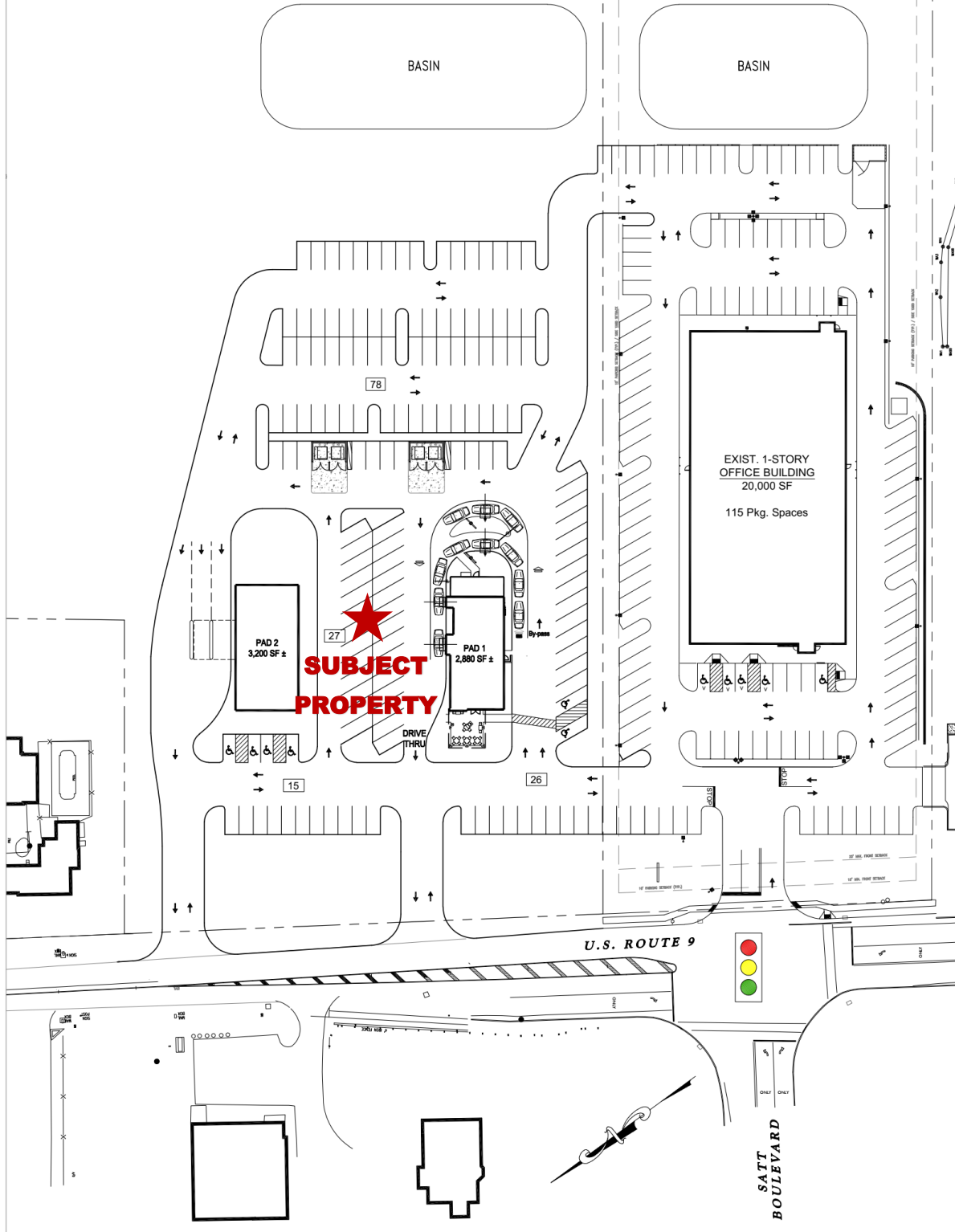
31,000 square feet & 153 parking spaces

Permitted Uses:

- (1) Retail sales.
- (2) Service uses.
- (3) Restaurants.
- (4) Professional offices.
- (5) Banks and similar financial institutions.
- (6) Business offices.
- (7) Health care facilities and services.
- (8) Hotel uses, in accordance with Subsection F below.
- (9) Studios.
- (10) Recreational, cultural and entertainment facilities.
- (11) Automobile, camper, and boat sales.
- (12) Shopping centers, in accordance with design standards.
- (13) Mixed-use buildings, in accordance with design standards.
- (14) Mixed-use development, in accordance with design standards.
- (15) Care facilities.



Concept Plan:
TWO PADS, 146 Parking Spaces
US Rte. 9 at Satt Blvd. Rio Grande, NJ
THE PENN GROUP OF COMPANIES 610-668-0300 www.PennGroup.net



Location & Demographics

Route 9, Rio Grande, NJ

RIO GRANDE, NEW JERSEY

Rio Grande, New Jersey is an unincorporated community located within Middle Township in Cape May County. It is part of the Ocean City Metropolitan Statistical Area. Easily accessible, Rio Grande is situated at the junction of U.S. Route 9 and Route 47. U.S. Route 9 runs south to Cape May and north toward the Atlantic City area while Route 47 runs southeast to Wildwood and northwest towards Philadelphia.



CAPE MAY COUNTY

Located on the Cape May Peninsula, Cape May County is the southernmost County in the state of New Jersey. With over 30 miles of beaches, the area is a popular summer vacation destination, no county sees its population spike more during the summer than Cape May. Tourism and hospitality are Cape May's largest areas of employment.

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